



Town of Westford
Zoning Board of Appeals
Town Hall, 55 Main Street
Westford, Massachusetts 01886
(978) 692-5524 · Fax: (978) 399-2732

MEETING AGENDA
Wednesday, October 20, 2021
7:00 PM Meeting
Town Hall, Meeting Room 201
55 Main Street, Westford, MA 01886

RECEIVED

OCT 14 2021

TOWN CLERK
WESTFORD

Pursuant to the Westford Board of Health's Emergency Regulation (09/22/2021), starting October 1, 2021 all individuals aged two years and above are required to wear a mask in all public indoor spaces, with an exception for those who are unable to wear a face covering due to a medical condition or disability. Thank you for your cooperation.

Open Forum

Review of Minutes September 16, 2021

Public Hearing Items

1. BOA 2119 CP MOD – 24 Durkee Lane – Avalon Bay Solar

Public hearing to consider the application of **Avalon Bay** for a **Modification to a Comprehensive Permit** under **MGL Ch. 40B s.20-23 and 760 CMR 56.00** and **Limited Site Plan Review for an Exempt Large-Scale Solar Energy System** to allow for **construction of an approximately 206 +/- kilowatt direct current ballasted solar photovoltaic installation to be located on an existing leachfield at the Avalon Bay Wastewater Treatment Facility** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **24 Durkee Lane** in the Residence A (RA) Zoning District and is identified as Assessor Map 002 Parcel 0020 Lot 0000.

Continued from: July 21, 2021
August 18, 2021
September 16, 2021 (No discussion)

2. BOA 2122 SP VAR– 60 Elm Road

Public hearing to consider an application of **Gary and Susan Palefsky** for a **Special Permit** pursuant to **Section 3.6.8.2** of the Town of Westford Zoning Bylaw **to allow for the reconstruction of a non-conforming dwelling with a larger volume, area, and building footprint** and a **Variance** from **Appendix C** of the Bylaw **to allow for a new nonconforming front yard setback of 18.5' whereas 25' is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **60 Elm Road** in the Residence B (RB) Zoning District and is identified as Assessor Map 074 Parcel 0231 Lot 0000.

Continued from: August 18, 2021
September 16, 2021

The Applicant has requested postponement without discussion to November 17, 2021

3. BOA 2123 SP VAR – 53 Elm Road

Public hearing to consider the application of **Robert & Margaret Gibbons** for a **Special Permit** pursuant to **Section 3.6.8.2** of the Town of Westford Zoning Bylaw **to allow for the reconstruction of a non-conforming dwelling with a larger volume, area, and building footprint** and a **Variance** from **Appendix C** of the Bylaw **to allow for new nonconforming side and rear yard setbacks of 6.2' whereas 15' is required and 21.3' whereas 25' is required, respectively** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **53 Elm Road** in the Residence B (RB) Zoning District and is identified as Assessor Map 074 Parcel 0235 Lot 0000.

Continued from: August 18, 2021
September 16, 2021

4. BOA 2125 SP – 19 Frances Hill Road

Public hearing to consider the application of **Christopher J. Coffin & Geraldine Healy Coffin** for a **Special Permit** in accordance with **Section 3.6.6** of the Town of Westford Zoning Bylaw **to allow for the alteration of a non-conforming dwelling via construction of an attached 24'x24' garage with a front yard setback of 27.1' whereas 50' is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **19 Frances Hill Road** in the Residence A (RA) Zoning District and is identified as Assessor's Map 033 Parcel 0016 Lot 0000.

5. BOA 2126 SP – 124 Main Street Lot 4

Public hearing to consider the application of **Attorney Melissa Robbins** for a **Special Permit** in accordance with **Sections 3.6.2, 3.6.8, and 10.2** of the Town of Westford Zoning Bylaw **to allow for the change from a pre-existing non-conforming use (business and multi-family) to only multi-family use, for conversion of an office/workshop building into two (2) residential units via demolition and reconstruction with a larger footprint, and for the conversion of the existing residential structure from one (1) unit to two (2) units, for a total of four residential units on the property** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **124 Main Street Lot 4** in the Residence A (RA) Zoning District and is identified as Assessor's Map 027 Parcel 0132 Lot 0000 & Map 027 Parcel 0133 Lot 0000.

6. BOA 2127 SP VAR – 73 Endmoor Road

Public hearing to consider the application of **Dan Doherty** for a **Special Permit** pursuant to **Section 3.6.8.2** of the Town of Westford Zoning Bylaw **to allow for the reconstruction of a non-conforming dwelling with a larger volume, area, and building footprint** and a **Variance** from **Appendix C** of the Bylaw **to allow for new nonconforming side and front yard setbacks of 10' whereas 15' is required and 20.4' whereas 25' is required, respectively** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **73 Endmoor Road** in the Residence B (RB) Zoning District and is identified as Assessor's Map 073 Parcel 0006 Lot 0000.

General Business Items

A. 2022 Meeting Dates and Deadlines

Correspondence, Reports and Updates

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact the Permitting Department at (978) 692-5524 or email etoothaker@westfordma.gov